ROCHDALE BOROUGH COUNCIL

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Date: 7 May 2021

Mr Malcolm Percy
Building Design and Planning Consultancy
5 Chorley Green Farm Barns
Nantwich Road
CHORLEY
CW5 8JR

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**21/00389/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions, 3 (site investigation), 4 (coal mining), 5 (drainage), 6 (finished floor levels), 7 (materials), 8 (landscaping) and 9 (boundary treatments) on planning permission 19/00645/FUL**
Location:	**Site Of Former 76 Furness Avenue, Heywood, OL10 4UP,**

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

3 No further development or works of site preparation shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
o human health,
o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
o adjoining land,
o groundwaters and surface waters,
o ecological systems,
o archaeological sites and ancient monuments;
iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in

writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Decision: The submitted Phase 1 and 2 Environmental Audit by T J Booth Associates ref. rep-tjba-holmtree-furness ave-PHS1&2-111220. dated December 2020 is acceptable. The development shall be carried out in accordance with the recommendations within it to comply with the requirements of the condition.

Prior to the occupation of the approved dwellings, a further application will be required to submit a verification report of the remediation strategy outlined in section 15 of the report to be agreed in writing by the LPA.

4 No further development or works of site preparation shall take place until a scheme of intrusive site investigations for the off-site mine entry and shallow coal workings has been submitted to and approved in writing by the Local Planning Authority.

The submitted report of findings arising from the intrusive site investigations shall include a plan showing the location of the mine entry and its zone of influence and how this relates to the development and include a scheme of remedial works for approval by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved scheme and a verification report submitted to and approved in writing by the Local Planning Authority before the dwellings hereby approved is first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The submitted Coal Seam Site Investigation Report by T J Booth Associates ref. rep-tjba-holmtree-furness ave-coal seam SI report-070121 dated 07 January 2021 is acceptable.The development shall be carried out in accordance with the recommendations within it to comply with the requirements of the condition.

5 Notwithstanding any detail shown on the approved plans or provided with the application submission, no further development or works of site preparation shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from the parking areas), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, policies EM/7 and EM/8 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The submitted Proposed Drainage Plan & Details by TJ Booth Associates Consulting Engineers dated 17.9.2020 is accepted. The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

6 No further development or works of site preparation shall take place until finished floor levels for the dwellings relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: It will be necessary to ascertain the proposed finished floor levels prior to commencement of any building or engineering works on site.

Decision: The floor levels shown on the drawing "2230.04 rev.A Boundary, Floor Level and Landscape Details," received 06/05/2021 are accepted. The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The details of materials provided on "Residential development at Furness Avenue, Heywood." sheet received 19 April 2021 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

8 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy P3 of the Core Strategy and the National Planning Policy Framework.

Decision: The landscaping scheme shown on the drawing "2230.04 rev.A Boundary, Floor Level and Landscape Details," received 06/05/2021 and the details of hardstanding materials provided on "Residential development at Furness Avenue, Heywood." sheet received 19 April 2021 is accepted. The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

9 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Decision: The boundary treatments shown on the drawing "2230.04 rev.A Boundary, Floor Level and Landscape Details," received 06/05/2021 are accepted. The development shall not be carried other than in accordance with these details to comply with the requirements of the condition.

Yours faithfully,



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Signed on behalf of the Council